

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



54 Axon Crescent, Weston Coyney, Stoke-On-Trent, ST3 6PA

£875 PCM

- Ready To Let Now!
- New White Bathroom Suite
- Fresh Decoration
- Paved Driveway
- Immaculate Property
- New Carpets
- Pleasant Rear Garden
- Detached Garage

An Immaculate property that has been renovated and is ready for new tenants!

As soon as you enter this property you are greeted with the smell of fresh paint and the feel of new carpets under your feet. This theme continues throughout both the double bedrooms and the comfortable lounge.

The shower room has been modernised to include a new white suite and part tiled walls and the kitchen has a range of wall cupboards and base units with an integrated oven and hob.

Outside you'll find a paved driveway to the front and side of the house leading to a detached garage and the garden at the rear has a lawn and planted shrubs.

Available now! For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



ENTRANCE HALL

UPVC double glazed front door. New fitted carpet. Radiator.

LOUNGE

14'2 x 12'7 (4.32m x 3.84m)

New fitted carpet. Radiator. UPVC double glazed window. Feature fireplace and hearth.

BEDROOM ONE

11'7 x 9'10 (3.53m x 3.00m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'11 x 9'10 (3.33m x 3.00m)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM

6'5 x 5'6 (1.96m x 1.68m)

New white suite consisting of a corner shower, wash basin and wc. Tiled walls. Vinyl flooring. Chrome heated towel rail radiator. Spotlights. UPVC double glazed window.

KITCHEN

11'6 x 9'5 (3.51m x 2.87m)

Range of wall cupboards and base units with an integrated electric oven and gas hob. Plumbing for washing machine. Radiator. Herringbone style vinyl flooring. UPVC double glazed window and external door. Two storage cupboards with shelving and one containing the gas combi boiler.

OUTSIDE


The front garden is low maintenance with paving and planted shrubs and the rear garden has a lawn and paved patio area.

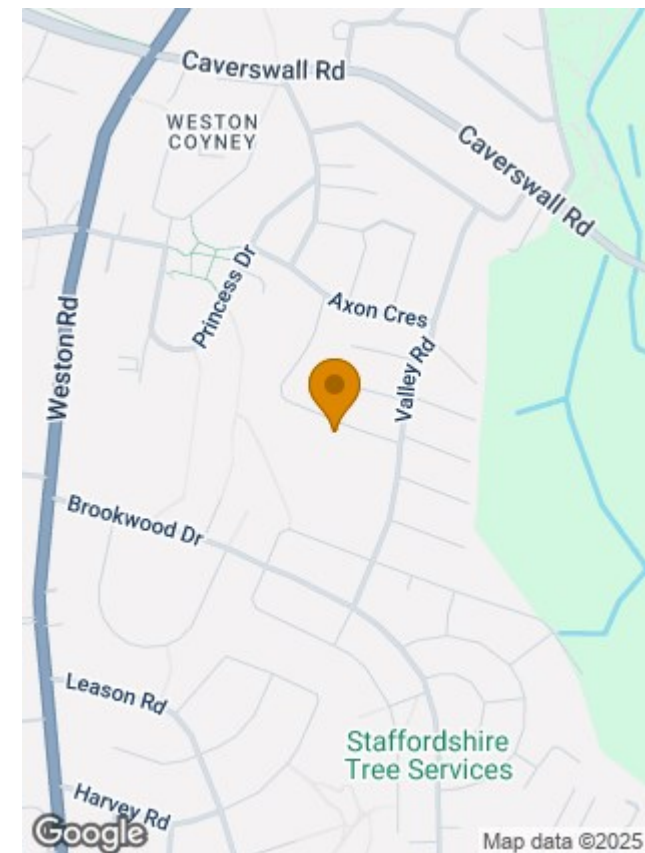
The long paved driveway leads to a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

Rent - £875pcm

Deposit - £1009

Holding Deposit - £202

Council Tax Band - B

Minimum Rental Term – 6 months



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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